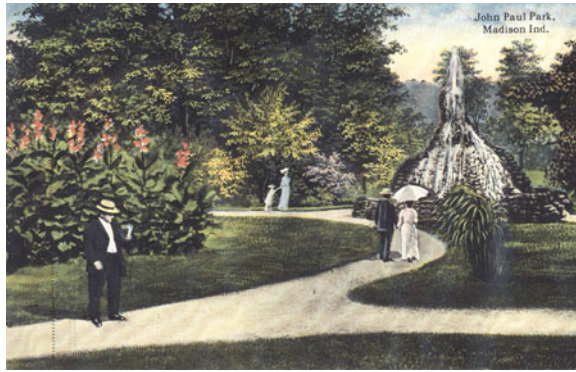


Merging Past and Present: John Paul Park

Madison, Indiana



*Amy L. Lewis
Comprehensive Project
May 2008*

Merging Past and Present:
John Paul Park

A Comprehensive Project
LA 404

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The growth of the preservation movement over the last century and a half has led to the protection of some of America's most important historic treasures. These sites act as a story-telling tool, leading to the understanding and comprehension of American history. John Paul Park was the first park in Madison, Indiana. It serves as a locally significant example of twentieth century park making in the pastoral style. Since its heyday, time and lack of maintenance have allowed the park to fall into ruin and disrepair.

This study was done to serve as an example of how to blend the historic design of a park with its modern uses, creating a cohesive whole that tells the story of the park's history. The National Park Service's guidelines for the treatment of cultural landscapes were explored and these guidelines were used as the foundation to achieve that goal. John Paul Park is an example of how to preserve the heritage of a site while meeting the modern needs of a community.

Merging Past and Present
John Paul Park

Amy L. Lewis

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The preservation of sites important to the history of the United States has grown since its small beginnings in the early nineteenth century. However properties of state and local significance tend to be overlooked and are allowed to fall into ruin. This is the case with John Paul Park in Madison, Indiana.

John Paul Park is the oldest public park in Madison and is a significant example of twentieth century public park making. Until 1927, it was the pride of its community, used for civic and patriotic events. Since then the park has fallen into disrepair and has been all but forgotten. Its main use today is for a summer softball league.

This park serves as an excellent opportunity of how to restore the historic character of a site while developing it for the modern needs of the community. John Paul Park is an important case study that illustrates how landscape architects can blend heritage and modern needs into a cohesive design that respects the historic significance and integrity of a place.

History of Preservation

Historic preservation in the United States was initially led by private citizens. The first known restoration took place in 1816 with Philadelphia's Old State House. Momentum for preservation did not begin to gather until the founding of the Mount Vernon Ladies' Association in 1853 by Ann Pamela Cunningham to save George Washington's beloved estate. The association established several trends that would last until the end of the nineteenth century. First, private citizens were considered the proper preservation advocates. Second, women assumed a prominent role in the acquisition and management of historic sites. Third and final, the goal of most preservation efforts was to save individual landmark buildings. This meant that structures were deemed worth saving, not because of their architectural significance, but rather for their historical association with great men and important events (Tyler, p. 34).

Toward the end of the nineteenth century, the federal government began to show an interest in preservation with the establishment of a military park in Georgia to preserve the Chickamauga battlefield. More would follow as feelings of nationalism swept the country. It would not be until 1906 that legislation would be passed regarding preservation. In response to pressure from groups concerned about the wholesale destruction of prehistoric remains in the Southwest by looters, Congress passed the Antiquities Act. Along with establishing stiff penalties for destroying federally owned sites, it

also gave the president the authority to designate historic landmarks, structures, and other objects located on federal lands. In 1916 Congress established the National Park Service, which today is one of the largest managers of public lands within the bureaus of the Department of the Interior.

During the 1930s, the case for preservation was aided by the personal interests of Secretary of the Interior Harold Ickes and President Franklin Roosevelt. The most important piece of legislation that they instituted was the Historic Sites and Buildings Act of 1945. It established an information base for preservation by conducting surveys and engaging in research. Preservation was implemented by acquiring, restoring, maintaining, and operating historic properties; and by entering cooperative agreements with like-minded private organizations. Lastly, the secretary could interpret the heritage thus identified with historic markers or other educational means. This act provided the means for coherent planning and a coordinated policy (Murtagh, p. 44).

After World War II, preservationists recognized a need for a national, private, non-profit organization that would take on the problems of property stewardship that the federal government would not. This led to the creation of the National Trust for Historic Preservation in 1949. The creation of the National Trust "provided a platform on which private sector and government could interact, bringing monied interests of one

into closer interaction with the professionalism of the other” (Murtagh, p. 46).

A general interest in preservation arose during the 1960s. With the National Trust’s publication of a report entitled *With Heritage So Rich*, Congress passed the National Historic Preservation Act of 1966. This set up a system of checks and balances for evaluating sites, buildings, objects, districts, and structures which should be taken into account in the planning process. It broadened the federal government’s traditional concept of preservation to not only include properties of national historic significance, but to include those of state and local significance and those containing architectural value. The act also established legal guidelines for the preservation of cultural artifacts on many levels and it also established the National Register of Historic Places.

Historic landscape preservation is a relatively new development in the field of landscape architecture. The Secretary of the Interior’s standards for historic sites has been adapted for cultural and historic landscapes. However the definition of what makes up a historic landscape and how to treat it is still an ongoing discussion in the twenty-first century.

Era of Design

Frederick Law Olmsted, Sr.

Pastoral park design was developed by Frederick Law Olmsted, Sr. in the nineteenth century. This was a break from the traditional formality

of park design and was used as a rural retreat from the dirty unhealthy city. Olmsted believed the urban park held a therapeutic quality in contrast to the “stacked compactions of the commercial city” (Kelly, p. 115). He believed that natural beauty was important to an urban park and that it “employs the mind without fatigue and yet exercises it; tranquilizes it and yet enlivens it; and thus through the influence of the mind over the body, gives the effect of refreshing rest and reinvigoration to the whole system” (Fisher, p. 105).

Olmsted’s designs were rooted in the English Romantic style, but reflected Victorian influence. There was a balance between the spatial elements of turf, wood, and water. The design would also contain a series of planned sequential experiences and vistas would be used as organizing elements. Many of these principles can be found in the historic design of John Paul Park.

City Beautiful Movement

The early twentieth century was a time of unrest in America’s cities. Arriving on the heels of the movement created by Olmsted, middle and upper-class reformers advocated beautifying the city in order to inspire its inhabitants to moral and civic virtue. It was the hope that beautification would have a number of effects: social ills would be swept away, American cities would be brought to cultural parity with their European competitors, and a more inviting city center would bring the upper classes to urban areas to work and spend money. The World’s Columbian Exposition of

1893 echoed these ideas and introduced the concept of a monumental core and the beginnings of comprehensive city planning. The Exposition also persuaded designers that “deliberate sight lines and vistas in layout and organization and the use of the vast natural scenery of Lake Michigan were features to be admired and applied in many towns, regardless of size” (Hoover, p. 10).

History of John Paul Park

The town founder, John Paul, donated some of his land in 1819 to be used as a cemetery for local residents and pioneers making their way west. The graveyard was abandoned around 1839 and fell into disrepair. In 1900 the city attorney suggested that the city abandon the cemetery, remove the remains, and reclaim the land for something useful. The local chapter of the Daughters of the American Revolution (DAR) suggested the land be used as a city park. They entered into a contract with the city and managed the development of the park from 1902 to 1920.

The city engineer, W.B. Ray designed and supervised construction of the park. Influenced by Olmsted and the City Beautiful Movement, he designed the park in a pastoral style with curving walks and a rustic fountain. The design intent was to draw visitors into the heart of the park using carefully placed views of the fountain, which was designed to emulate the local geology of the area. Once visitors had reached the fountain, they were presented with a scenic view

of Michigan Hill Cliffs. Another element to Mr. Ray’s design was a loose circle of trees that were to be donated by the governors of the thirteen original colonies.

In 1905, the city passed an order to straighten Crooked Creek and later installed a softball field on its floodplain, dividing the park into two distinct zones. The DAR managed the park until 1985 when the city resumed responsibility for its maintenance.

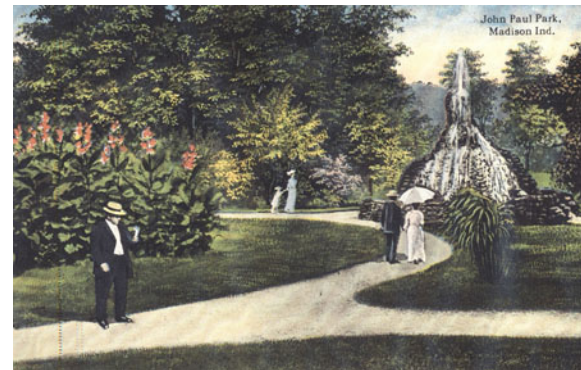


Figure 1: Historic Postcard of John Paul Park



Figure 2: Historic Postcard of the fountain

Problem Statement

John Paul Park had fallen into disrepair and Mr. Ray's design intent had all but disappeared. This study analyzed the treatments required to restore the historic portion of the park and the modern needs of the community to establish a cohesive design that tells the story of the park's history.

Significance of Project

The field of historic landscape preservation is a relatively new development in landscape architecture. All over the country, these types of landscapes are being found, restored, and enjoyed. The National Park Service has developed criteria and methods for identifying these landscapes, nominating them to the National Register of Historic Places, and treatment guidelines. This study serves as an example to other landscape architects who are considering treatment options for a historic or cultural landscape.

Project Goals

- Restore the design intent of Mr. Ray
- Blend the active and passive zones together

Clients/Users

The users of John Paul Park fall into two categories:

- 1.City residents coming to the park for passive or active recreation
- 2.Tourists visiting the historic district of downtown Madison

John Paul Park faces three major problems: the park no longer tells a story, there is an active-passive recreation conflict in the park, and the site is in system failure. According to the National Park Service, there are four types of treatment that a historic landscape can receive: preservation, rehabilitation, restoration, and reconstruction (See Appendix A). Rehabilitation is the “process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values” (Birnbaum, p. 48) and has been chosen as the most appropriate treatment for the park. The guidelines for rehabilitation will serve as the foundation of the project’s program in restoring the park to its 1904-1927 period of significance (See Appendix B).

Identify, retain, and preserve historic spatial organization and land patterns of the park:

- Retain land pattern of town edge/wooded upland/slope/floodplain
- Restore pedestrian access
- Restore circular layout of colonial trees
- Establish a scenic viewshed easement for Michigan Hill Cliffs

Identify, retain, and preserve historic topography of the park:

- Protect historic hillside through interim treatment
- Provide interim stream bank stabilization of Crooked Creek

Identify, retain, and preserve historic vegetation of the park:

- Retain and preserve trees from period of significance
- Restore balance of open vs. closed space
- Design ornamental plantings based on mass and relative heights to human scale

Identify, retain, and preserve historic circulation of the park:

- Restore historic access points
- Design primary and secondary path system based on historic design intent

Identify, retain, and preserve historic water features of the park:

- Retain the swale east of the rock fountain
- Design for the replacement of the rock fountain

Identify, retain, and preserve historic structures, furnishings, and objects of the park:

- Retain and preserve historic Garber tool shed
- Repair historic walls and steps
- Any new additions should be in keeping with the historic design intent of the park



Figure 3: State of Indiana



Figure 4: Madison, Indiana

Madison is located in southeastern Indiana along the Ohio River (See Figures 3 and 4). Due to its location, the city has historically been a center for commerce and trade. Today Madison's population is approximately 13,000 people. The historic downtown contains one of the largest concentrations of buildings on the National Historic Register. Within this downtown, John Paul Park lies about two blocks north of Main Street. The park is surrounded by mainly residential housing, but is bounded on the north by Crooked Creek and Springdale Cemetery (See Figure 5).



Figure 5: John Paul Park



The original design intent was to bring people into the park and present them with the view of Michigan Hill Cliffs (see Figure 6). This is the only public space where this scenic view can be seen, making it an important component of the park. Since then, the focus has shifted to Third Street, due to the inappropriate placement of structures and objects (See Figures 7-9). This has created a disconnect between the park and potential users.



Locator Map



Figure 6: Panoramic view of Michigan Hill Cliffs



Figure 7: Park disconnect along Third Street



Figure 8: Historic monument and nonhistoric gazebo



Figure 9: Focus along Third Street

Originally Crooked Creek flowed all the way to the base of the hillside that cuts east to west across the site. The city passed an order to straighten it in 1905, which created a system failure of the site. Subsurface water flows underneath the softball field, which floods seasonally. This flow has led to the instability of the hillside, causing slumping and landslides (See Figures 10-12). These landslides have threatened the historic southern plateau of the park, bringing historic elements perilously close to the edge of the hillside (See Figures 13 and 14).



Locator Map



Figure 10: Panoramic view south to hillside slope



Figure 11: View west of hillside slope



Figure 12: View east to slope along Vine Street



Figure 13: View west of swale and fountain base



Locator Map



Figure 14: View south to tool shed

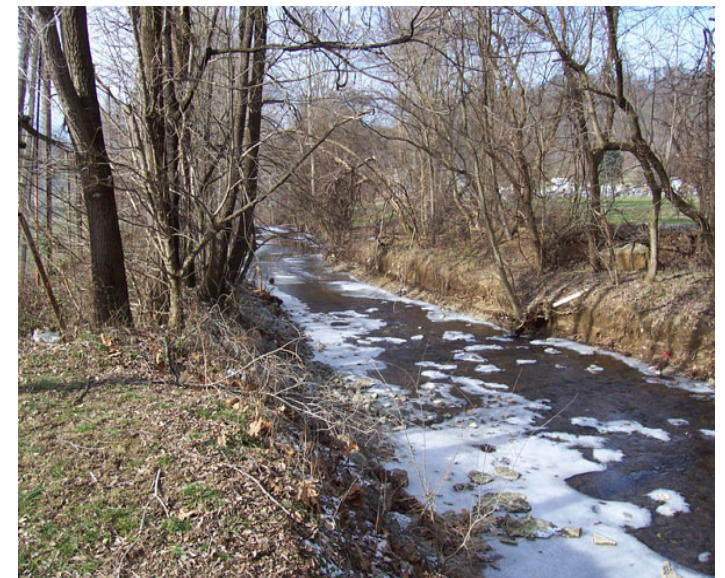


Figure 15: View west of eroded walls of Crooked Creek

Using the National Park Service's guidelines, the site analysis began with a study of the spatial organization and land patterns of the site that existed both historically and currently. Then the analysis proceeded to study the character-defining elements, whose arrangement and interrelationships make up the spatial organization.

During the period of significance, 1904-1927, the land pattern was the town edge/wooded upland/slope/floodplain. Mr. Ray designed pedestrian access at the corners and used a primary circulation spine to bring visitors into the heart of the park—the fountain. From here visitors were presented with the scenic view of Michigan Hill Cliffs. The other major spatial factor was a

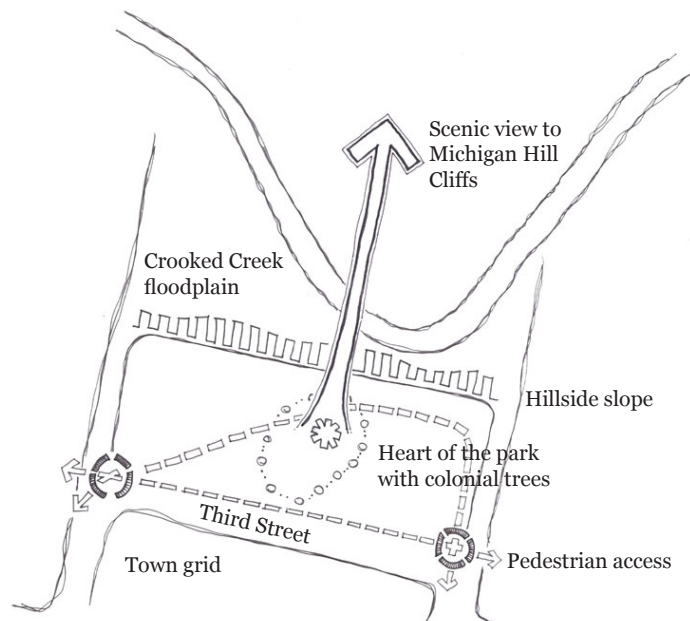


Figure 16: Historic Spatial Organization and Land Pattern (c. 1904)

loose circle of trees that were to be donated by the governors of the thirteen original colonies (See Figure 16).

Today that land pattern is still intact; however the intent of Mr. Ray's design has changed. The pedestrian spine has mostly disappeared and the focus has shifted to structures and objects along Third Street. The circle of trees has mostly disappeared and the surviving trees have been swallowed up into the dense canopy that now exists (See Figure 17).

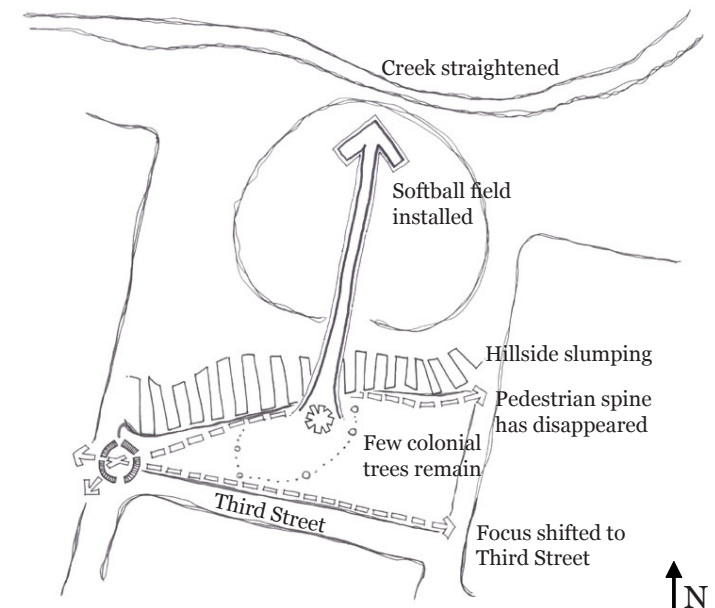


Figure 17: Existing Spatial Organization and Land Pattern (2008)

The city passed an order in 1905 to straighten Crooked Creek, which caused a system failure of the site's stability. Today, the hillside slope is continuing to slump, eating away at the southern plateau (See Figures 18 and 19). The engineering problems of the site are complex and it is recommended that an engineering firm should come in to survey the site and determine the best way to correct these problems. Until this can be done, the topography will be protected with interim stabilization treatments.



Figure 18: Historic Topography (c. 1904)

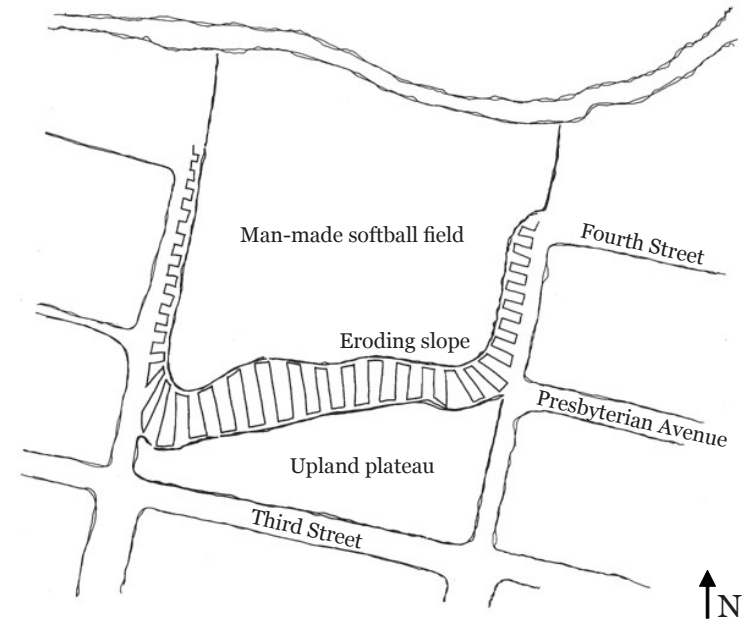


Figure 19: Existing Topography (2008)

The design intent of Mr. Ray was a primary pedestrian spine to bring visitors into the heart of the park. Research discovered a sketch that suggests what the historic path system may have looked like (See figure 20). Two major entries were situated at the corners of the park. The entry at the corner of Third Street and Vine Street was considered the civic entry due to the flagpole that was placed there. The entry at the corner of Third Street and Mill Street was considered a “working” entry due to the placement of a tool shed at the entrance. Another entrance was located roughly in the center of the park along Third Street. From either of the corner entries, visitors could step onto the primary path that led into the heart of the park. A secondary path system provided an

east-west link to the primary path as well as to Third Street. From the primary path, visitors could also follow stairs down to a promenade that was added in 1912 at the base of the hill.

Today the only intact entry is the working entry at the corner of Third Street and Mill Street. The original path system has disappeared. There is a path remnant that cuts diagonally across the park (See figure 21), which does little to facilitate movement through the park.

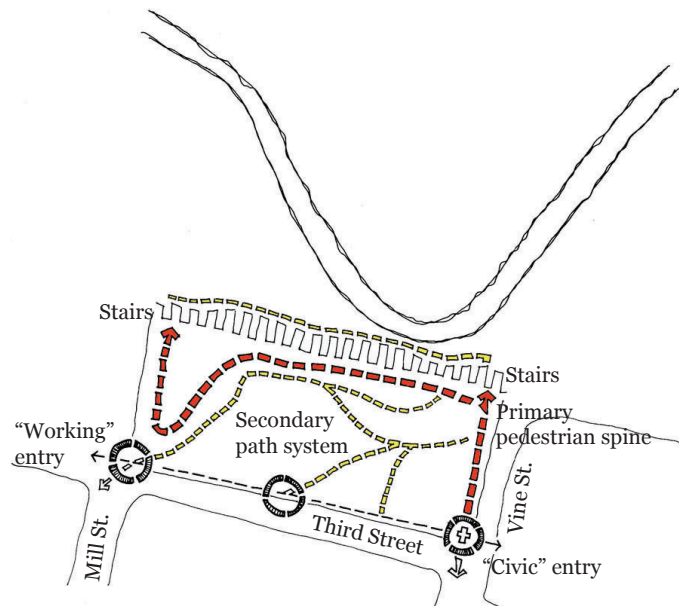


Figure 20: Historic Circulation Patterns (c. 1904)



Figure 21: Existing Circulation Pattern (2008)

In 1903 a survey was done that showed eleven mature trees on the site. In 1994 a survey showed more than forty mature trees. Historically the park contained street trees along Third Street and vegetation along the slope to frame the view of Michigan Hill Cliffs. The rest of the park retained a balance of open and closed spaces along with a loose circle of trees that were to be donated by the governors of the thirteen original colonies (See Figure 22).

Today the park has a very dense canopy, eliminating the balance of open and closed space (See Figure 23). There are five trees remaining from the colonial circle. When possible, these

trees and others determined to be from the period of significance, 1904-1927, should be retained and preserved.

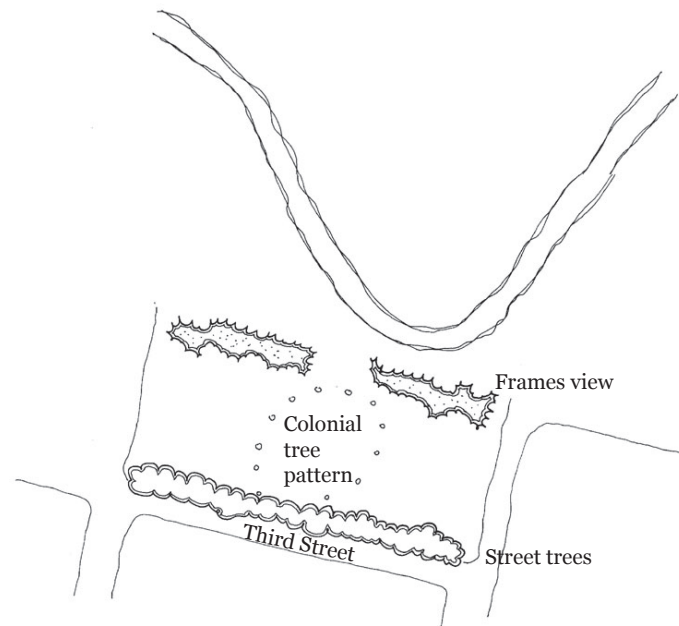


Figure 22: Historic Vegetation (c. 1904)

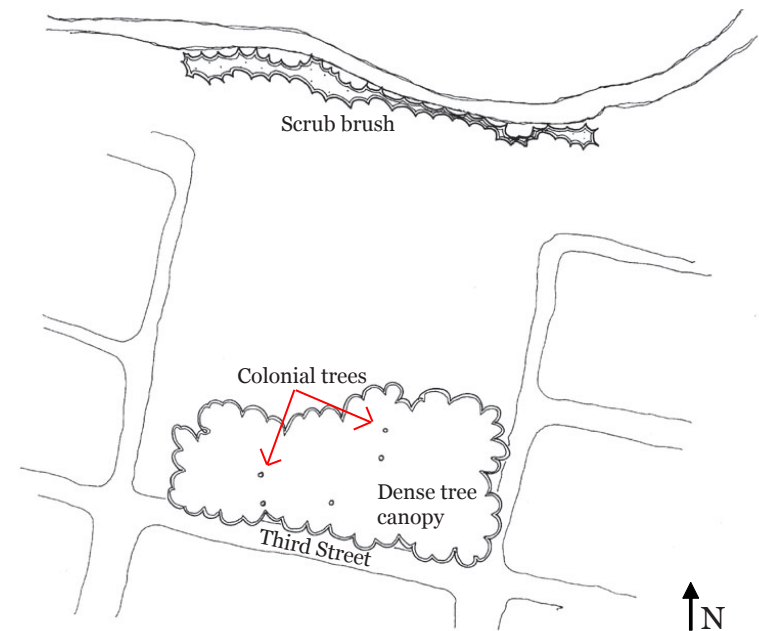


Figure 23: Existing Vegetation (2008)

Mr. Ray designed a fountain evocative of the local geology—sheer limestone cliffs and crashing waterfalls. The runoff from the fountain was drained through a naturally appearing channel into a conduit that fell down the hillside and into Crooked Creek (See Figure 24).

Today only the base of the fountain and a swale exist, hinting at the past (See Figure 25). Drains and pipes are evident in the lower park and have led to the creation of swales that drain along the softball field and into the creek.

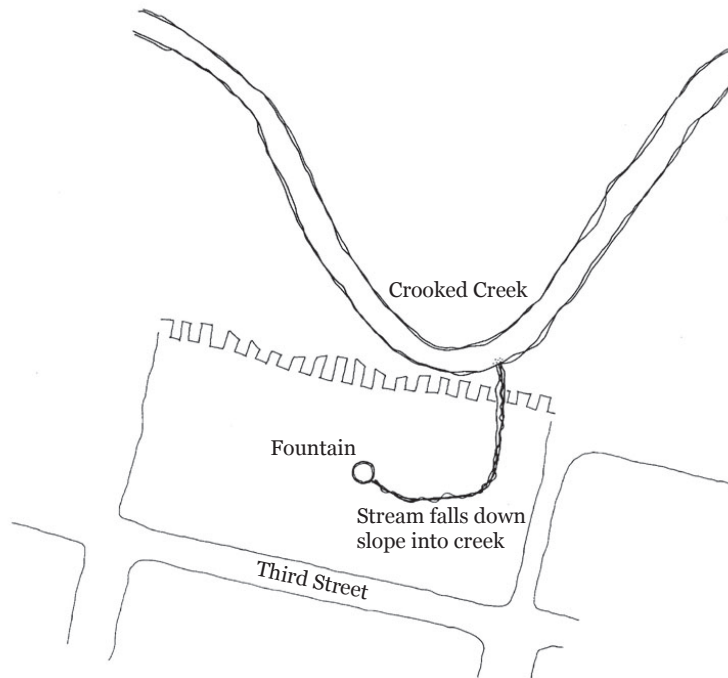


Figure 24: Historic Water Features (c. 1904)

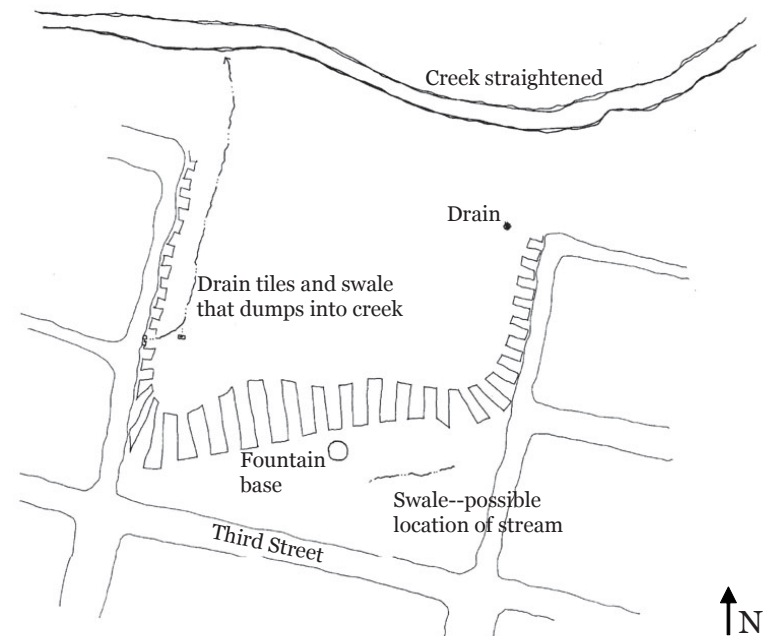


Figure 25: Existing Water Features (2008)

Historically, there were few structures and objects on site (See Figure 26). The tool shed and fountain were on the southern plateau. Stairs and retaining walls were located on the hillside.

Today there are several structures and objects in the park (See Figure 27). The tool shed and fountain base are still there. A sundial and memorial to the war dead are objects that have become historic in their own and it is recommended that they be moved to a more appropriate place in the park. There is a gazebo and another monument that are not

historic and do not have any relationship to the park or its history. These are to be removed to more appropriate places in Madison's park system. There are remnants of the stairs and retaining walls and it is recommended that these be restored.

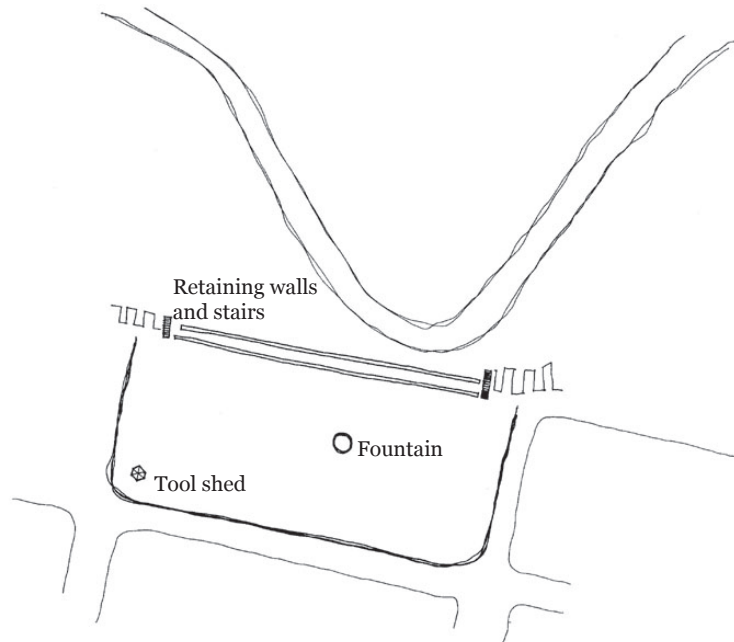


Figure 26: Historic Structures, Furnishings, and Objects (c. 1904)

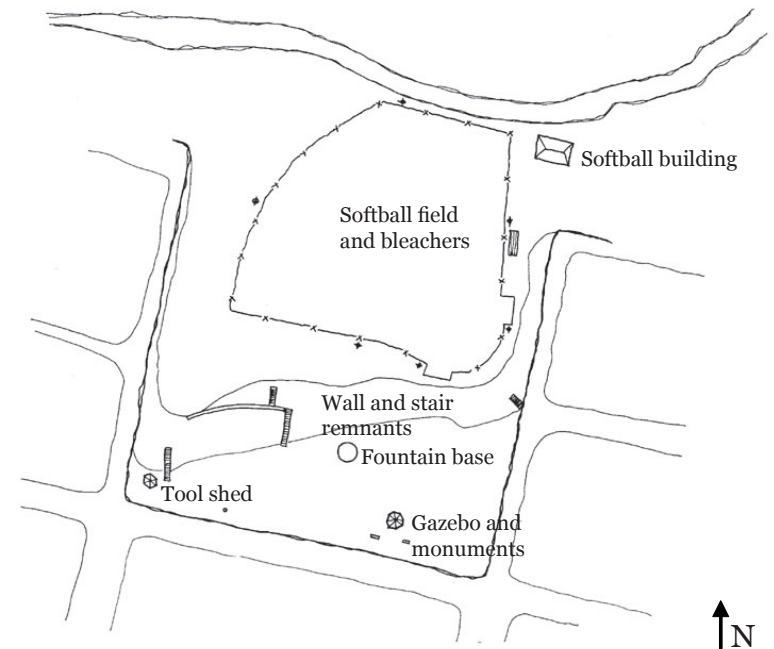


Figure 27: Existing Structures, Furnishings, and Objects (2008)

Using the analysis, an interpretive concept was conceived based on the historic design intent (See Figure 28). Primary and secondary path systems were devised using the historic sketch. Major pedestrian access points are restored as well as the design intent to bring visitors into the park. Slopes in the park are stabilized with sustainable construction techniques to prevent further slumping.

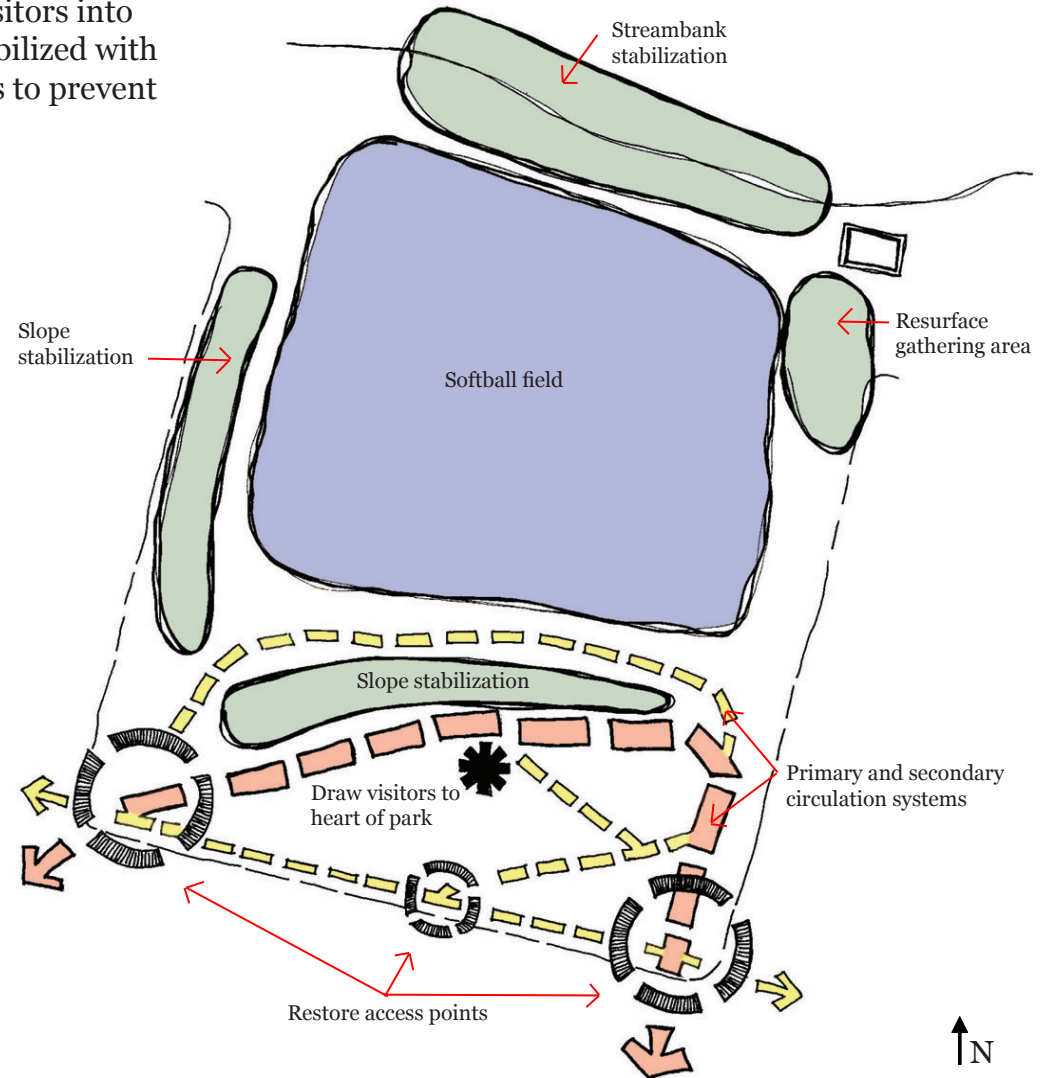


Figure 28: Conceptual Plan



Figure 29: Master Plan of John Paul Park

John Paul Park: Master Plan

The master plan further developed the ideas of the interpretive concept (See Figure 29). Crooked Creek's watershed includes Michigan Hill Cliffs and sees high volumes of water. This has led to severe erosion of its banks. This plan adds riparian vegetation to the banks of Crooked Creek to slow water flow and prevent further erosion (See Figure 30). The area around the softball building is torn up from maintenance vehicles. Grass paving adds stabilization and provides a cleaner look to the concessions area (See Figure 31).

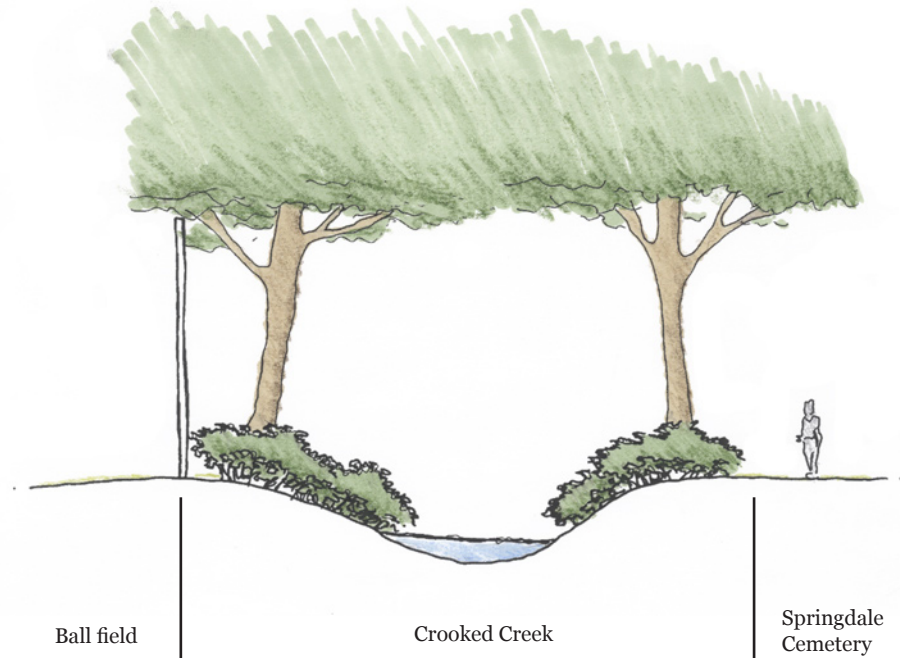


Figure 30: Streambank stabilization

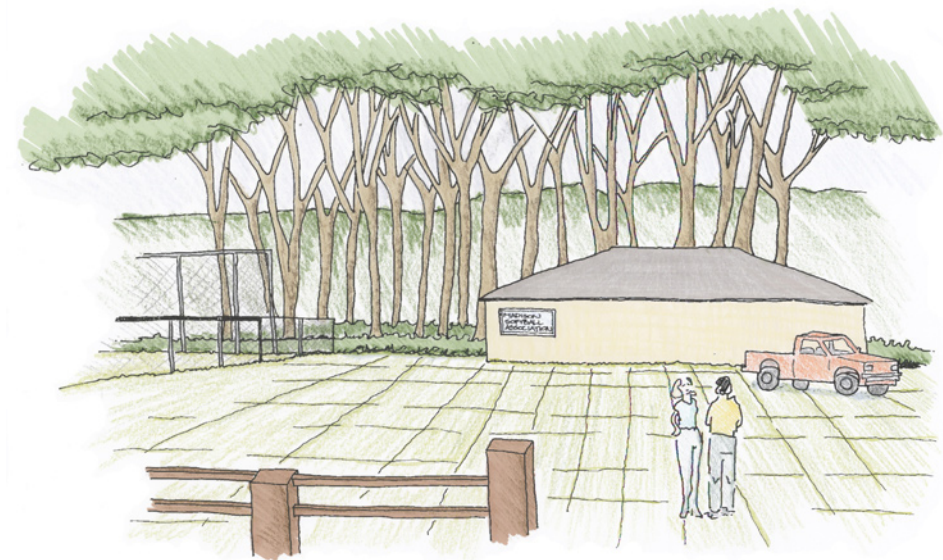
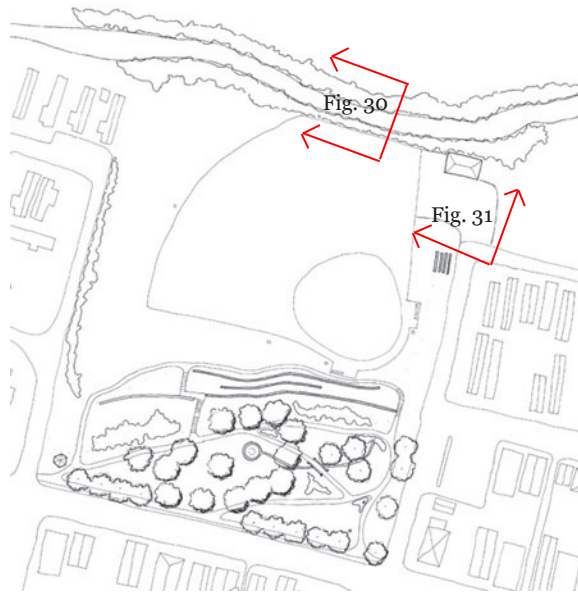


Figure 31: Grass paving

The lower park, containing the softball field, is an active zone while the upper park is a passive zone. Currently there is a strong disconnect between the two zones. This plan creates a transition between the zones, creating a cohesive park design (See Figure 32). The historic hillside contains a series of retaining walls that serve as seating terraces for those wanting to watch ball games or just want to relax. The upper portion of the hillside is vegetated to provide further stabilization.

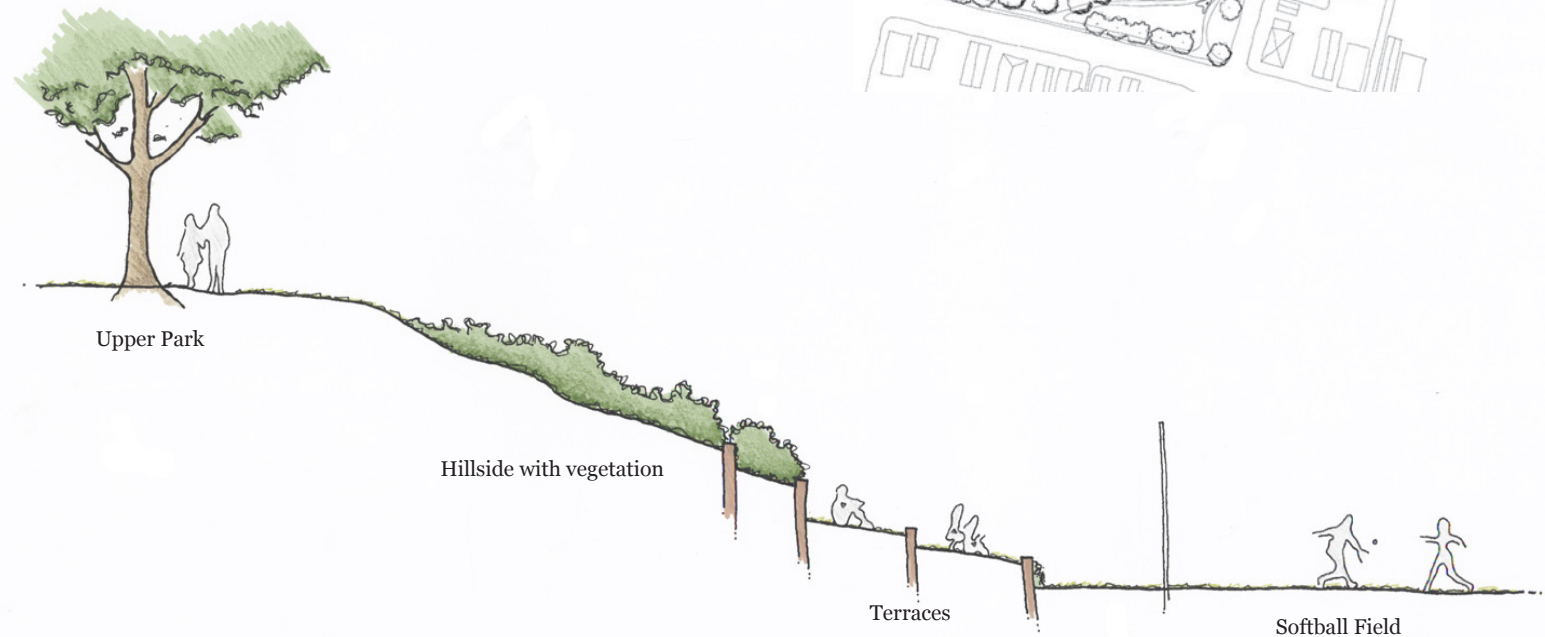
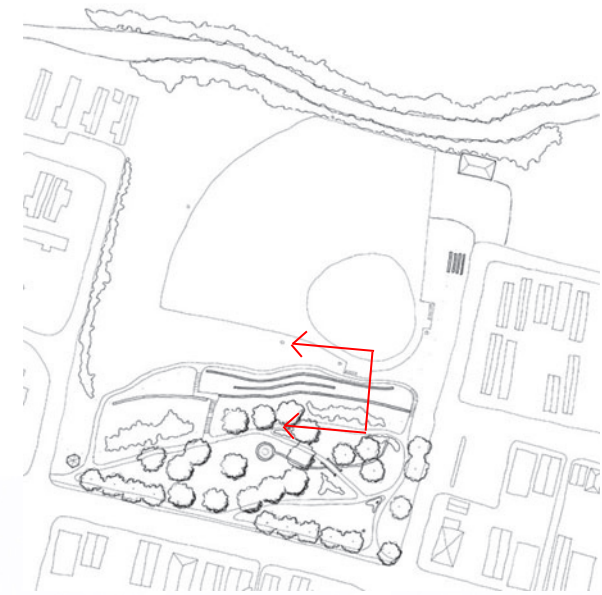


Figure 32: Hillside slope transition

The historic design intent has been restored to the upper park. A civic zone (See Figure 34) is established in the southeastern corner (Third Street and Vine Street) by restoring the flagpole to the entrance and moving the historic war memorial to a planting bed in that area. The primary path system leads visitors into the heart of the park while a secondary path system creates an east-west link to the primary path as well as to Third Street. A secondary path also leads down the slope to a promenade along the base of the hillside.

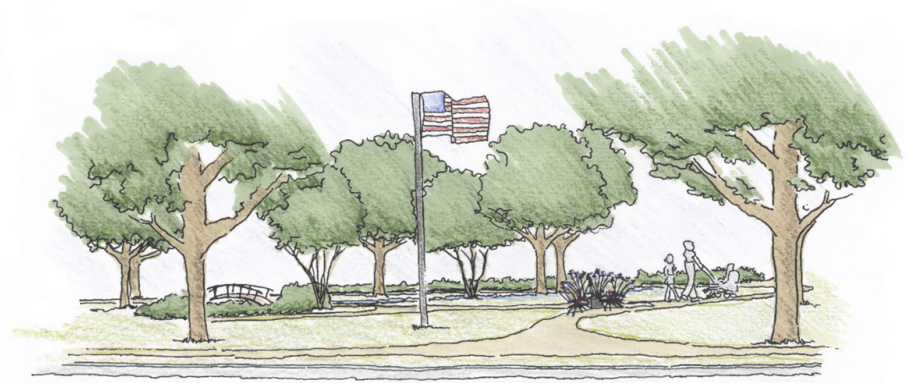


Figure 34: View of civic zone from Third Street



Figure 33: Upper park

John Paul Park: Upper Park

The heart of the park remains the rock fountain (See Figure 35), which has been moved twenty feet south to prevent it from falling down the hillside. During the period of significance the fountain design was considered a fad of its time and even then, some people thought it was ugly. The fountain has been redesigned, but still emulates the local geology. Each tier of the fountain is organic-shaped and allows water to fall in a thin sheet, similar to that of Clifty Falls. Water from the fountain flows through the historic swale and disappears into a natural planting. Instead of falling down the hillside as it had done historically, the water is recirculated



Figure 35: View of fountain and bridge looking south

on top of the hill to prevent further damage to the hill's stability. The heart of the park also contains the restored circle of colonial trees, designed according to a description of twelve trees in a circle with one on the middle, echoing the stars on the colonial flag.

The southwestern corner (Third Street and Mill Street) retains its identity as a working entry by way of the recently restored tool shed. It has developed into a working zone with the addition of the historic sundial (See Figure 36).



Figure 36: View of working zone from Third Street and Mill Street

The 1994 tree survey was used to distinguish trees from the period of significance using their diameter at breast height (DBH). Trees listed as poor or fair were eliminated as it is assumed that their condition has worsened in the last twelve years. The remaining historic trees were inserted into the master plan as much as possible. The only trees exempt from elimination were trees determined to be colonial trees. Figure 37 illustrates in green the existing trees that were used in the design.



Figure 37: Existing trees used in design

John Paul Park is the oldest public park in Madison and is a significant example of twentieth century public park making. Until 1927, it was the pride of its community, used for civic and patriotic events. Since then the park had fallen into disrepair and had been all but forgotten. Its main use today is for a summer softball league.

This park served as an excellent opportunity of how to restore the historic character of a site while developing it for the modern needs of the community. John Paul Park is an important case study that illustrated how landscape architects can blend heritage and modern needs into a cohesive design that respects the historic significance and integrity of a place.

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Cultural Landscape Treatment Types

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration necessitates repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Rehabilitation is defined as the act or process of making possible a compatible use for the property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

1. Reconstruction will be used to depict vanished and non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of non-surviving historic property materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Spatial Organization and Land Patterns

Identify, Retain, and Preserve Historic Materials and Features

Recommended

Identifying, retaining and preserving the existing spatial organization and land patterns of the landscape as they have evolved over time. Prior to beginning project work documenting all features which define those relationships. This includes size, configuration, proportion and relationship of component landscapes; the relationship of features to component landscapes; and the component landscapes themselves, such as a terrace garden, a farmyard, or forest-to-field patterns.

Not Recommended

Undertaking project work without understanding the effect on existing spatial organization and land patterns. For example, constructing a structure that creates new spatial divisions or not researching an agricultural property's development history.

Protect and Maintain Historic Features and Materials

Protecting and maintaining features that define spatial organization and land patterns by non-destructive methods in daily, seasonal, and cyclical tasks. For example, maintaining topography, vegetation, and structures which comprise the overall pattern of the cultural landscape.

Allowing spatial organization and land patterns to be altered through incompatible development or neglect.

Utilizing maintenance methods which destroy or obscure the landscape's spatial organization and land patterns.

Repair Historic Features and Materials

Repairing materials that define the spatial organization and land patterns by use of non-destructive methods and materials when additional work is required. For example, repairing structures or regenerating vegetation which comprise the individual spaces or overall patterns of the cultural landscape.

Failing to undertake necessary repairs resulting in the loss of spatial organization and land patterns.

Replacing a feature that defines spatial organization and land patterns when repair is possible.

Replace Deteriorated Historic Materials and Features

Replacing in kind an entire feature that defines spatial organization and land patterns that is too deteriorated to repair.

Removing a feature that is beyond a repair and not replacing it; or, replacing it with a new feature that does not respect the spatial organization and land patterns.

Design for the Replacement of Missing Historic Features

Designing and installing new features which respect or acknowledge the historical spatial organization and land patterns. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the spatial organization and land patterns. For example, installing a new shrub planting which defines the edge of a missing historic boundary.

Creating a false historical appearance because the replacement feature is based on insufficient historical, pictorial and physical documentation.

Introducing new features that are incompatible with the spatial organization or land patterns.

Alterations/Additions for the New Use

Designing new features when required by the new compatible use to assure the preservation of the historic spatial organization and land patterns.

Adding a new feature that detracts from or alters the spatial organization and land patterns. For example, constructing a new farm house wing over a kitchen garden.

Removing non significant features which detract from or have altered the spatial organization and land patterns.

Placing a new feature where it may cause damage to, or be intrusive in spatial organization and land patterns. For example, inserting a new visitors center that blocks or alters a historic view or vista.

Introducing a new feature that is visually incompatible in size, scale, design, materials, color and texture.

Removing historic features which are important in defining spatial organization and land patterns.

Topography

Identify, Retain, and Preserve Historic Materials and Features

Recommended

Identifying, retaining and preserving the existing topography. Documenting topographic variation prior to project work, including shape, slope, elevation, aspect, and contour. For example, preparing a topographic survey.

Evaluating and understanding the evolution of a landscape's topography over time. Using archival resources such as plans and aerial photographs or, in their absence, archeological analysis techniques to understand the historic topography.

Not Recommended

Undertaking project work that impacts topography without undertaking a topographic survey.

Executing project work without understanding its impact on historic topographic resources, for example, watershed systems.

Protect and Maintain Historic Features and Materials

Protecting and maintain historic topography by use of non-destructive methods and daily, seasonal and cyclical tasks. This may include cleaning drainage systems or mowing vegetative cover.

Failing to undertake preventive maintenance.

Utilizing maintenance methods which destroy or degrade topography, such as using heavily weighted equipment on steep or vulnerable slopes.

Repair Historic Features and Materials

Repair declining topographic features. For example, re-excavating a silted swale through appropriate regarding or reestablishing an eroding agricultural terrace.

Destroying the shape, slope, elevation or contour of topography when repair is possible.

Replace Deteriorated Historic Materials and Features

Using existing physical evidence of the form and composition to reproduce a deteriorated topographic feature. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. For example, re-establishing eroded bunkers or ramparts in a battlefield with a substitute soil mix that supports improved drainage and health and vigor of ground cover plant materials.

Removing a topographic feature that is deteriorated and not replacing it, or replacing it with a new feature that does not convey the same visual appearance. For example, changing stepped terracing to a curved slope.

Design for the Replacement of Missing Historic Features

Designing and installing new topographic feature when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation or a new design that is compatible with the shape, slope, elevation and contour of the historic topography. For example, installing an artificial jetty to replace one lost to beach erosion.

Creating false historical appearance because the replacement feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new topographic feature that is incompatible in shape, slope, elevation, aspect and contour.

Alterations/Additions for the New Use

Designing new topographic features when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic landscape. For example, designing and installing drainage systems to protect historic topographic features.

Place a new feature where it may cause damage, or is incompatible with historic topography. For example, failing to provide proper drainage for a new feature which results in the decline or loss of topographic features.

locating a new feature in such a way that it detracts from or alters the historic topography. For example, obscuring a historic shoreline through the construction of a new breakwall.

Introducing a new feature in an appropriate location, but making it visually incompatible in terms of its size, scale, design, materials, color and texture. For example, installing berms to screen new parking, but using incongruous topographic shape and contour.

Vegetation

Identify, Retain, and Preserve Historic Materials and Features

Recommended

Identifying, retaining and preserving the existing historic vegetation prior to project work. For example, woodlands, forests, trees, shrubs, crops, meadows, planting beds, vines and ground covers. Documenting broad cover types, genus, species, caliper, and/or size, as well as color, scale, form and texture.

Evaluating the condition and determining the age of vegetation. For example, tree coring to determine age.

Retaining and perpetuating vegetation through propagation of existing plants. Methods include seed collection and genetic stock cuttings from existing materials to preserve the genetic pool.

Not Recommended

Undertaking project work that impacts vegetation without executing an existing conditions survey of plant materials.

Undertaking project work without understanding the significance of vegetation. For example, removing roadside trees for utility installations, or indiscriminate clearing of a woodland understory.

Failing to propagate vegetation from extant genetic stock, when few to no known sources or replacements are available.

Protect and Maintain Historic Features and Materials

Protecting and maintain historic vegetation by use of non-destructive methods and daily, seasonal and cyclical tasks. For example, employing pruning or the careful use of herbicides on historic fruit trees.

Utilizing maintenance practices which respect the habit, form, color, texture, bloom, fruit, fragrance, scale and context of historic vegetation.

Utilizing historic horticultural and agricultural maintenance practices when those techniques are critical to maintaining the historic character of the vegetation. For example, the manual removal of dead flowers to ensure continual bloom.

Failing to undertake preventive maintenance of vegetation.

Utilizing maintenance practices and techniques which are harmful to vegetation; for example, over- or under-irrigating.

Utilizing maintenance practices and techniques that fail to recognize the uniqueness of individual plant materials. For example, utilizing soil amendments which may alter flower color or, poorly-timed pruning and/or application of insecticide which may alter fruit production.

Employing contemporary practices when traditional or historic can be used. For example, utilizing non-traditional harvesting practices when traditional practices are still feasible.

Repair Historic Features and Materials

Rejuvenating historic vegetation by corrective pruning, deep root fertilizing, aerating soil, renewing seasonal plantings and/or grafting onto historic genetic root stock.

Replacing or destroying vegetation when rejuvenation is possible. For example, removing a deformed or damaged plant when corrective pruning may be employed.

Replace Deteriorated Historic Materials and Features

Using physical evidence of composition, form, and habit to replace a deteriorated, or declining, vegetation feature. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. For example, replacing a diseased sentinel tree in a meadow with a disease resistant tree of similar type, form, shape and scale.

Removing deteriorated historic vegetation and not replacing it, or replacing it with a new feature that does not convey the same visual appearance. For example, a large mature, declining canopy tree with a dwarf ornamental flowering tree.

Design for the Replacement of Missing Historic Features

Designing and installing new vegetation features when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the habit, form, color, texture, bloom, fruit, fragrance, scale and context of the historic vegetation. For example, replacing a lost vineyard with more hardy stock similar to the historic.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing new replacement vegetation that is incompatible with the historic character of the landscape.

Alterations/Additions for the New Use

Designing a compatible new vegetation feature when required by the new use to assure the preservation of the historic character of the landscape. For example, designing and installing a hedge that is compatible with the historic character of the landscape to screen new construction.

Placing a new feature where it may cause damage or is incompatible with the character of the historic vegetation. For example, constructing a new building that adversely affects the root systems of historic vegetation.

Locating any new vegetation feature in such a way that it detracts from or alters the historic vegetation. For example, introducing exotic species in a landscape that was historically comprised of indigenous plants.

Introducing a new vegetation feature in an appropriate location, which is visually incompatible in terms of its habit, form, color, texture, bloom, fruit, fragrance, scale or context.

Circulation

Identify, Retain, and Preserve Historic Materials and Features

Recommended

Identifying, retaining, and preserving the existing circulation systems prior to project work. All circulation features should be documented, from small paths and walks to larger transportation corridors such as parkways, highways, railroads and canals. Documenting alignment, surface treatment, edge, grade, materials and infrastructure.

Evaluating the existing condition and determining the age of circulation systems. For example, using aerial photographs to understand a transportation corridor's change from a two-lane route to a six-lane highway.

Not Recommended

Executing project work that impacts circulation systems without undertaking an existing conditions survey.

Undertaking work without understanding the significance of circulation systems. For example, changing road alignments and widths without a thorough evaluation of the historic road.

Protect and Maintain Historic Features and Materials

Protecting and maintaining circulation systems by use of non-destructive methods in daily, seasonal and cyclical tasks. This may include hand-raking, top-dressing, or rolling surface materials.

Utilizing maintenance practices which respect infrastructure. For example, cleaning out debris from drainage systems.

Failing to undertake preventive maintenance of circulation features and materials. For example, using a snow plow across a coarse textured pavement.

Using materials such as salts and chemicals, that can hasten the deterioration of surface treatments.

Allowing infrastructure to become dysfunctional. For example, permitting a failed drainage system to contribute to the degradation and loss of associated curbs or erosion of road shoulders.

Repair Historic Features and Materials

Repairing surface treatment, materials and edges. For example, by applying a traditional material to a stabilized subsurface base or patching a canal corridor retaining wall.

Replacing or destroying circulation features and materials when repair is possible. For example, not salvaging and reusing historic stone walk material.

Replace Deteriorated Historic Materials and Features

Using physical evidence of form, detailing and alignment to reproduce a deteriorated circulation feature. If using the same kind of material is not technically, economically or environmentally feasible, then a compatible substitute material may be considered. For example, replacing in kind decayed timber edging along a historic trail route.

Removing a circulation feature that is deteriorated and not replacing it or replacing it with a new feature that does not convey the same visual appearance. For example, replacing a set of stairs with a wall or terrace.

Design for the Replacement of Missing Historic Features

Designing and installing new circulation features when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the landscape. For example, reinstating a lost park entrance at a historic access point.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new circulation feature that is incompatible with the historic character of the landscape. For example, using a standardized concrete barrier along a historic parkway.

Alterations/Additions for the New Use

Designing and installing compatible circulation features when required by the new use to assure the preservation of historic character of the landscape. For example, controlling and limiting new curb cuts, driveways, and intersections along a historic road.

Placing a new feature where it may cause damage, or is incompatible with the historic circulation. For example, adding new driveways, intersections, and “neck outs” along a historic road.

Locating any new circulation feature in such a way that it detracts from or alters the historic circulation pattern. For example, installing a new bike path when an existing historic path can accommodate the new use.

Introducing a new circulation feature which is in an appropriate location, but making it visually incompatible in terms of its alignment, surface treatment, width, edge treatment, grade, materials or infrastructure. For example, installing a new parking lot in a non-significant location, but utilizing paving materials and patterns which are incongruous with the landscape’s historic character.

Water Features

Identify, Retain, and Preserve Historic Materials and Features

Recommended

Identifying, retaining and preserving existing water features and water sources such as retention ponds, pools, and fountains prior to beginning project work. Documenting the shape, edge and bottom condition/material; water level, sound and reflective qualities; and associated plant and animal life, and water quality.

Evaluating the condition, and, where applicable, the evolution of water features over time. For example, assessing water quality and/or utilizing archeological techniques to determine the changing path of a watercourse.

Not Recommended

Executing project work that impacts water features, and associated hydrology, without undertaking an existing conditions survey. For example, filling in a pond that was historically used to farm or recreation purposes.

Executing project work without understanding its impact on water features. For example, placing a section of the stream in a culvert or concrete channel.

Protect and Maintain Historic Features and Materials

Protecting and maintaining water features by use of nondestructive methods in daily, seasonal and cyclical tasks. For example, cleaning leaf litter or mineral deposits from drainage inlets or outlets.

Maintaining a water feature's mechanical, plumbing and electrical systems to insure appropriate depth of water or direction of flow. For example, Maintaining the timing and sequencing mechanisms for irrigation systems.

Failing to undertake preventive maintenance of water features and materials.

Utilizing maintenance methods which destroy or degrade water features, for example, the use of harsh chemical additives for maintaining water quality.

Allowing mechanical systems to fall into a state of disrepair, resulting in changes to the water feature. For example, failing to maintain a pool's aeration system thus leading to algae growth.

Repair Historic Features and Materials

Repairing water features by reinforcing materials or augmenting mechanical systems. For example, patching a crack in a pond liner or repairing a failed pump mechanism.

Replacing or removing features or systems when repair is possible. For example, abandoning a silted-in retention pond.

Replace Deteriorated Historic Materials and Features

Using existing physical evidence of form, depth and detailing to reproduce a deteriorated water feature. If using the same kind of materials is not technically, economically or environmentally feasible, then a compatible substitute material may be considered. For example, replacing a lead pond liner with one made of plastic.

Removing a water feature that is unrepairable and not replacing it, or replacing it with a new feature that does not convey the same visual appearance. For example, replacing a single orifice nozzle with a spray nozzle, thus changing the fountain's historic character from a singular stem of water to a mist-like stream.

Design for the Replacement of Missing Historic Features

Designing and installing an new water feature when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation, or be a new design that is compatible with the historic character of the landscape. For example, replacing a lost irrigation feature using materials that convey the same visual appearance.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new design that is incompatible with the historic character of the landscape. For example, replacing a natural pond with a manufactured pond.

Alterations/Additions for the New Use

Designing and installing a compatible new water feature when required by the new use to assure the preservation of historic character of the landscape. For example, siting a new retention basin in a secondary, or non-significant space in the cultural landscape.

Placing a new water feature where it may cause damage or is incompatible with the historic character, such as adding a water slide.

Locating any new water feature in such a way that it detracts from or alters the historic character of the landscape. For example, installing a “period” fountain where one never existed.

Introducing a new water feature which is in an appropriate location, but is visually incompatible in terms of its shape, edge, and bottom condition/material; or water level, movement, sound, and reflective quality. For example, introducing a wading pool in a non-significant space, but utilizing non traditional materials and colors.

Structures, Furnishings and Objects

Identify, Retain, and Preserve Historic Materials and Features

Recommended

Identifying, retaining and preserving existing buildings, structures, furnishings and objects prior to beginning project work. For example, gazebos and bridges, playground equipment and drinking fountains, benches and lights, and statuary and troughs. Documenting the relationship of these features to each other, their surroundings, and their material compositions.

Evaluating the condition and determining the age of structures, furnishings and objects. For example, utilizing Historic Structure Inventories and historic aerial photographs to understand the relationship of barns, windmills, silos and water troughs in a ranch compound or the placement of light standards and benches along the park paths.

Retaining the historic relationships between the landscape and its buildings, structures, furnishings and objects.

Not Recommended

Undertaking project work that impacts buildings, structures, furnishings, and objects without executing an “existing conditions” survey.

Undertaking work without understanding the significance of structure, furnishings and objects. For example, removing an arbor that defines the axis of a garden or fence posts that delineate the limits of a vineyard.

Removing or relocating structures, furnishings and objects, thus, destroying or diminishing the historic relationship between the landscape and these features. For example, relocating a bridge from its historic crossing point or relocating a historic flagpole to a new location.

Protect and Maintain Historic Features and Materials

Protecting and maintaining buildings, structures, furnishings and objects by use of non-destructive methods and daily, seasonal and cyclical tasks. This may include rust or limited paint removal, and reapplication of protective coating systems. For example, painting metal wrought iron fences or repainting masonry to match original mortar material, color and profiles.

Failing to undertake preventive maintenance for structures, furnishings and objects, resulting in their damage or loss. For example, failing to stop water infiltration at roofs and foundations.

Utilizing maintenance practices and materials that are harsh, abrasive, or unproven. For example, using only aggressive and potentially damaging cleaning methods such as grit blasting on wood, brick, or soft stone or using harsh chemicals on masonry or metals.

Repair Historic Features and Materials

Repairing features and materials of buildings, structures, furnishings or objects by reinforcing historic materials. For example, returning a children's swing to good working order, or reshaping a section of a deformed monkey bar.

Replacing or destroying a feature of structures, furnishings or objects when repair is possible. For example, replacing a pavilion's tile roof with physically or visually incompatible roofing, or, removing a non-working historic light fixture, rather than rewiring it.

Replace Deteriorated Historic Materials and Features

Using existing physical evidence of form, material and detailing to reproduce a deteriorated structure, furnishing, or object. If using the same kind of material is not technically, economically or environmentally feasible, then a compatible substitute material may be considered. For example, replacing a cast stone bench with a new casting from the original mould.

Removing a structure, furnishing, or object that is deteriorated and not replacing it, or replacing it with a new feature that does not convey the same visual appearance. For example, removing a wooden rustic footbridge and replacing it with a concrete bridge.

Design for the Replacement of Missing Historic Features

Designing and installing new structures, furnishings and objects when the historic features are missing. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the historic character of the landscape. For example, replacing a picnic shelter with one of new compatible design.

Creating a false historic appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new design that is incompatible with the historic character of the landscape. For example, replacing a lost wooden fence with chain link fence.

Alterations/Additions for the New Use

Designing and installing a new structure, furnishing or object when required by the new use, which is compatible with the preservation of the historic character of the landscape. For example, constructing a new farm outbuilding utilizing traditional building materials or installing appropriately scaled and detailed signage.

Placing a new structure, furnishing or object where it may cause damage, or is incompatible with the historic character of the landscape. For example, constructing a new maintenance facility in a primary space.

Locating any new structure, furnishing or object in such a way that it detracts from or alters the historic character of the landscape. For example, installing a “period” gazebo that was never present in the cultural landscape.

Introducing a new structure, furnishing or object in an appropriate location, but making it visually incompatible in mass, scale, form, features, materials, texture or color. For example, constructing a visitors’ center that is incompatible with the historic character of the cultural landscape.